

LOT 8
PRESERVE AT SUMMER BEACH #1C
PB 7/1

MAO XUDONG
ROOM 305 #25, YUCAI ROAD
JIANGBEI DISTRICT,

2024

00-SB-30-1673-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC 3021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	218,034
FGR	432	55	238	41,714
FOP	101	30	30	5,259
FSP	116	40	46	8,062
FUS	777	100	777	136,183

TOTALS	2,670		2,335	409,251
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	723.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	0	0	0	74.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	08/19/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,335	127.6989	191.55	447,269	2006	2006	0	0	8.50	91.50
1 SFR CUST - 0% - 0											
Heated Area: 2021											
HX Base Yr											

95114 ELDERBERRY LN, FERNANDINA BEACH				BLD DATE		11/02/2006			0		LGL DATE		
				XF DATE					LAND DATE				
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800				
723.00	SF	5.20	5.20	100	2006	2006	3	87	3,271				
104.00	SF	6.50	6.50	100	2006	2006	3	87	588				
74.00	SF	10.00	10.00	100	2006	2006	3	87	644				
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TOTAL OB/XF											
6,303											

Total Acres:	0.00	Total Land Value:	115,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			409,251
TOTAL MARKET OB/XF VALUE			6,303
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			530,554
SOH/AGL Deduction			0
ASSESSED VALUE			530,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			530,554
TOTAL JUST VALUE			530,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507713	REPAIR/RRF	18,000	06/01/2005
M0509706	H/AC	0	05/01/2005
P0408745	OTHER	0	12/01/2004
C0413879	CO ISSUED	171,845	10/01/2004
B0413879	NEW CONSTR	171,845	10/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/0690	8/23/2021	WD	Q	I	01	475,000
GRANTOR: CORBIN OWEN B & SUSAN						
GRANTEE: MAO XUDONG						
1396/0463	3/15/2006	WD	Q	I		385,000
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: CORBIN OWEN B & SUS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2006] W1 N2 W10 S2 W1 BAS=[YR=2006] W4 N2 W9 S2 W3 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21 N20 W14 N3 W4 S3 W3 S5\$ N5 E3 N3 E2 N4 W6 S2 W6\$ E6 N2 E6 S4 E2 S3 E14 N42 W12 N8\$ S8 E12 N8\$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S31 W21 N13 W7 N18\$ W20\$.											